

PERMIT #



Official Use Only:
BUILDING PERMIT ISSUED

BY: _____

DATE: _____

BUILDING PERMIT – ISSUED BY THE CITY OF HORSESHOE BAY

Prior to issuing a Building Permit, three sets of plans must be submitted and approved by the appropriate Subdivision Architectural Control Committee, followed by the City of Horseshoe Bay's Development Services, with final review by the **Building Inspector**. Plans must include a site plan and all four exterior elevations showing type and color of roof, masonry, siding, trim location, nature and extent of work proposed. Show in detail that all work will conform to the **International Residential Code, 2003 Edition**.

LEGAL DESCRIPTION: _____

STREET ADDRESS: _____

OWNER: _____ **CONTRACTOR:** _____

TRCC # (mandatory): _____ **TELEPHONE:** _____

NOTE: SILT FENCING: APPROPRIATE SILT FENCING MUST BE IN PLACE IMMEDIATELY FOLLOWING CLEARING.

Residential Permit Fee \$ _____

Mobile Home Permit Fee \$ _____

Commercial – Fee subject to additional Plan Review Fee \$ _____

- | | | |
|--|--|--|
| • Spa (\$50) <input type="checkbox"/> | • Boat Dock/Boat House (\$75) <input type="checkbox"/> | • Remodel (\$500) <input type="checkbox"/> |
| • Fence/Pool (\$75) <input type="checkbox"/> | • Deck/Other (\$75) <input type="checkbox"/> | • Grade & Fill (\$75) <input type="checkbox"/> |
| • Driveway/Parking (\$75) <input type="checkbox"/> | • Retaining Wall (\$75) <input type="checkbox"/> | • Jet-Ski Ramp (\$25) <input type="checkbox"/> |

REFUNDABLE CLEANUP & COMPLIANCE DEPOSIT FEE REQUIRED \$ _____

TOTAL \$ _____

IMPORTANT - SEPTIC SYSTEM PERMITS ARE ONLY ISSUED BY LLANO OR BURNET COUNTY.

BEFORE BEGINNING CONSTRUCTION: It is Owner's responsibility to ascertain that construction conforms to property line setback restrictions.

Inspections: Please call (830) 598-8741 to schedule inspections as follows:

Sewer Waste Pipe Pressure Test: Prior to covering pipe.

Service Trenches (Electric, Water, Gas, etc.): Prior to covering.

Foundation: Prior to covering slab.

Framing: Prior to insulation.

Plumbing Rough In: Prior to insulation.

Electric Rough In: Prior to insulation.

Mechanical Rough In: Prior to insulation.

HVAC Top Out: Prior to insulation.

Insulation: Prior to drywall.

Roof: Prior to installing metal, shingles or tile.

Exterior Wall: Prior to installing brick, stone, stucco or siding.

Drywall: Prior to tape and floating.

Final: When the building is complete but before occupancy.

Pools: When plumbing and electrical rough-ins are completed.

Grinder Tank and Line: After plumber and electrician have turned in complete check off list.

***ADDITIONAL INSPECTIONS:** Inspections called for when project is not complete and ready for inspection will cost an additional \$100. This cost will be deducted from the Refundable Deposit. Note: The second time the City is called out to re-inspect a grinder tank/and or line will result in a \$100 fee which will be deducted from the Refundable Deposit. Also, for inspections done after hours, the employee's time will be billed to the contractor at the prevailing hourly rate.

Notes:

1. Construction shall be completed within eighteen months from the date of the building permit. Mobile Homes shall be completed within nine months from the date of the building permit.

City of Horseshoe Bay – Building Permit Application

2. Permittee acknowledges that the Building Inspector is an independent contractor and not an employee of the City and that the City has no liability or other responsibility for any inspections or other actions of the Building Inspector in connection with the activities permitted hereby.
3. See Attachments A and B for additional information, fees and regulations for dumpsters, porta-potties, etc.
4. See attached Parking Regulations for construction workers and deliveries of materials.
5. It is the owners / developers responsibility to tie driveways into the street at the level of the street; and any damage to the curb or ribbon curb and or street needs to be repaired by the owner / developer. The tie-in should be concrete, asphalt, stone, or paver bricks. No loose aggregate is permitted. The tie-in must comply with the relevant POA's tie in requirements. The tie-in will be inspected by the City Inspector. Culverts should be sized to carry the flow, not cause or divert storm water flows onto another property. The Culverts cover must be $\frac{1}{2}$ the depth the culvert unless otherwise clearly shown on the plans as designed by a professional engineer in such detail that it can be inspected. The culvert is the owner's responsibility to keep serviceable. The care, maintenance, and repair of any access across any easement is the responsibility of the driveway owner. Should the city do work in the easement causing damage to a driveway, access, and or culvert, the City may, on a case by case basis, contribute to the repair of any such damage. In no instance will the City repair a driveway, access, or culvert damaged by the City to better than its existing condition at the time of the damage.